

**Your  
Seattle  
Fire Department**



PLAN REVIEW NO. 74500  
REPLACES PLAN REVIEW NO. 58184

October 13, 2020

Jon O'Hare  
Permit Consultants Northwest  
17479 7 Avenue SW  
Normandy Park, WA 98166

**RE: ARCHITECTURAL PLANS**

423 2 Avenue Extension South—Metropole Building  
Substantial alteration and change of use for mixed uses in an existing building  
SDCI A/P No.: 6508387-CN

Occupancy Type:	A-2/B/E/M/S-2	Contact Person:	Jon O'Hare
Construction Type:	III-B	Phone Number:	425-301-9541
No. Of Stories:	4+2 base+1 mezz	Owner/Lessee:	Satterberg Foundation

**PLAN APPROVED**

This plan is approved, subject to ordinance, field inspection, and providing the following corrections are made or conditions met:

- 1) This review replaces previous Seattle Fire Department plan review 58184 of October 4, 2016. It is based on revised plans submitted to the Seattle Department of Construction and Inspections on September 18, 2020. The revised plans show a major change to the project since last reviewed by the Fire Department with the elimination of the original hotel use and now with a mix of assembly, educational, and office uses.
- 2) The construction features of this project are vested under and subject to the provisions and requirements of the 2012 Seattle Fire Code. Construction activities and the use and occupancy of the renovated building are subject to the 2015 Seattle Fire Code.
- 3) The submitted plans note the salvaging of the existing building fire escapes on the west (alley) side of the building as a nonfunctional decorative feature. In order to clearly and immediately indicate that the fire escape is nonfunctional, all platform and landing decks, all stair treads, and the ladder to the roof shall be removed. Horizontal and vertical structural members of the fire escape may be retained together with railings and similar features, but all surfaces designed for standing or climbing shall be removed.
- 4) This general approval does not include review and approval of the required fire protection systems. Fire protection system details included on the architectural plans submitted for the

project building permit are considered diagrammatic only and are not approved for installation. Submit contractors shop drawings for the following systems through the Seattle Department of Construction and Inspections (SDCI) for plan approval prior to installation:

- a) Automatic Sprinkler - Plans shall include water supply information from a recent (within ten years) flow test in close proximity to the project site and in the same pressure zone and on the main to be tapped for sprinkler protection; plans lacking this information will not be approved.
- b) Fire Alarm
- c) Standpipe

Note: For information regarding Seattle Fire Department inspections call the Fire Marshal's Office Engineering Section at 206-386-1443.

- 5) The automatic sprinkler system shall be designed and installed in accordance with NFPA 13 and 2012 Seattle Fire Code 903. Ensure sprinkler protection is provided in combustible concealed areas (such as attics, above dropped ceilings, and within soffits and interstitial spaces); at recessed entries under occupied areas of the building above exceeding 4 feet in width; both above and below combustible ceilings (including the renovated first floor historic wood soffit); and at each floor stair landing and under the lowest run of every stair (including the open monumental stair between the basement and first floor). Design shall meet ordinary hazard, group 1, requirements in storage, trash and recycling, bike storage, community and catering kitchens, mechanical, utility, and similar areas; and light hazard requirements in combustible concealed spaces, lobby, corridor, assembly, educational, office, and similar areas. Sprinklers in light hazard areas shall be listed quick response type, and all sprinklers in future commercial spaces shall also be listed quick response type. Sprinklers in proximity to ceiling fans shall meet the obstruction requirements of NFPA 13. Elevator area sprinkler protection shall be per SDCI Director's Rule 7-2014. Sprinkler system underground supply piping shall not extend under the building more than 10 feet. The system fire department connection shall face a public street and be located at least 3 feet from any building exit door; use of a combined standpipe and automatic sprinkler fire department connection is acceptable. Sprinkler protection in future commercial tenant spaces shall be installed properly at the shell and core stage and shall not be deferred to any tenant improvement stage.
- 6) All existing deficiencies, inadequacies, and outdated features of the present building automatic sprinkler system shall be corrected, upgraded, and updated as necessary to meet the 2012 Seattle Fire Code and 2010 NFPA 13 standards and requirements. This includes, but is not limited to, proper sprinkler protection in all areas, seismic bracing and restraints on sprinkler piping, use of listed quick response type sprinklers throughout light hazard areas, and so forth.

- 7) The fire alarm system shall be designed and installed in accordance with NFPA 72 and 2012 Seattle Fire Code 907. This includes but is not limited to:
  - a) Based on the indicated educational use, per 2012 Seattle Building Code 907.2.3, the building fire alarm system shall be an emergency voice/alarm communications type system.
  - b) Location of a fire alarm system remote annunciator at the main entry at vestibule 100.
  - c) Smoke detection at elevator lobbies.
  - d) Smoke detection in elevator machine and control equipment rooms and heat detection within 18 inches of elevator motors located in hoistways per SDCI Director's Rule 7-2014.
  - e) Smoke detection at system panels, including power booster and supply panels.
  - f) One manual pull station located at the fire alarm control panel or at the automatic sprinkler system main riser and control valve.
  - g) Audibility of 15-dBA above ambient sound levels and 60-dBA minimum throughout.
  - h) Visible alarm in public and common use areas.
  - i) Both audible and visible alarm at the roof deck areas.
  - j) At least one audible and visual alarm device in each future commercial space at the shell and core stage.
  - k) Control of smoke damper closure.
  - l) Control of elevator recall.
  - m) Connection of sprinkler waterflow and sprinkler and standpipe valve tamper indicators.
  - n) Connection of fire suppression systems.
- 8) Ensure complete and proper automatic sprinkler system and fire alarm system coverage from the building systems for the occupied and useable areaway spaces under the sidewalks and adjacent and open to the basement spaces.
- 9) Monitoring by a Seattle Fire Department approved central station service is required.
- 10) The class I standpipe system shall be designed and installed in accordance with 2012 Seattle Fire Code 905 and NFPA 14. The standpipe system shall provide hose valve outlets on each intermediate landing of each stairwell. Dry standpipe piping shall not be concealed within the building construction including locations above ceilings and behind walls. The standpipe system shall have a two-way fire department connection readily visible and accessible on a street front near the sprinkler system fire department connection; use of a combined standpipe and automatic sprinkler fire department connection is acceptable.

- 11) Provide emergency responder radio coverage per 2012 Seattle Fire Code 510, or provide a wired communications system in accordance with 2012 Seattle Fire Code 907.2.13.2 and designed and installed in accordance with NFPA 72. If a wired communications system is provided, the main control panel for this system shall be located adjacent to the building fire alarm control panel or remote annunciator at the main entry lobby. See Seattle Fire Department client assistance memo 5122 for more details on wired communication systems. <http://www.seattle.gov/fire/fmo/firecode/cam/5122CAM%20WiredSystems.pdf>
- 12) The two-way communication system per 2012 Seattle Building Code 1007.8 shall have the central control point for this system located adjacent to the building fire alarm control panel or remote annunciator at the main entry lobby. All other questions regarding this communication system shall be directed to the SDCI.
- 13) Provide a Type I kitchen hood per 2012 Seattle Mechanical Code 507.2.1 for all cooking equipment that produces grease vapors (such as ranges, grills, broilers, rotisseries, woks, fryers, etc.), and provide a commercial kitchen fire suppression system in each Type I kitchen hood per 2012 Seattle Fire Code 904.2.1. This includes residential appliances used in a non-residential setting. This appears to apply at community kitchen 103. Such fire suppression systems require acceptance testing; call 206-386-1443 to schedule a Seattle Fire Department inspection. The manufacturer's installation manual for the system shall be available for use by the fire inspector for the acceptance test. Each fire suppression system shall be supervised by the building fire alarm system.
- 14) Provide an alerting system for the school facility areas as required by 2012 Seattle Fire Code 915.
- 15) Provide a Class 2A fire extinguisher for every 3,000 ft<sup>2</sup> of ordinary hazard occupancy (storage, mechanical, etc.) and for every 6,000 ft<sup>2</sup> of light hazard occupancy (assembly, educational, office, etc.). Verify that all portions of the building are within 75 feet travel to a fire extinguisher. Provide a Class K fire extinguisher within 30 feet travel of all commercial kitchen cooking equipment using vegetable oils.
- 16) Smoke dampers shall be actuated by smoke detectors installed per 2012 Seattle Building Code 717.3.3.2, and such detectors shall be connected to the building fire alarm system.
- 17) If the stairwell doors are locked from the stairwell side, provide a master door unlock switch as required by 2012 Seattle Fire Code 1008.1.9.11 exception 6. This shall be located at the building main entry adjacent to the building fire alarm control panel or remote annunciator.
- 18) Provide stair identification in all stairwells per 2012 Seattle Fire Code 1022.9.

- 19) Provide a maximum occupant load sign at each assembly area per 2012 Seattle Fire Code 1004.3. The maximum occupant load figures shall be as determined by the SDCI.
- 20) Roof vegetation, including green roof plantings, shall meet the requirements of 2012 Seattle Fire Code 317. Planted roof areas shall be provided with a minimum of 6 feet of Class A roofing separation from building walls, roof penthouses, mechanical equipment, clerestories, and other structures.
- 21) Provide fire safety during construction work in accordance with 2015 Seattle Fire Code chapter 33 that includes temporary heating equipment, precautions against fire, flammable and combustible liquids, flammable gases, explosive materials, owner's responsibility for fire protection, fire reporting, access for firefighting, water supply for fire protection, standpipes, automatic sprinkler systems, portable fire extinguishers, motorized construction equipment, and safeguarding roofing operations.
- 22) Egress, fire-rated separations, fire protection systems, and emergency access shall meet the requirements of 2015 Seattle Fire Code chapter 33 during construction. Contractor materials and activities shall not block access to or egress from any building while the building is occupied. This includes demolition work and also applies to neighboring areas, uses, and buildings.
- 23) Provide a lighted stairway during construction as required by 2015 Seattle Fire Code 3311 for buildings four or more stories in height. Such stairways shall be extended as construction progresses to access the highest level of construction having secured decking or flooring.
- 24) Provide a construction standpipe as required by 2015 Seattle Fire Code 3313 for buildings 40 or more feet in height. The construction standpipe system shall be extended as construction progresses to have 2½ inch outlets within one floor of the highest point of construction having secured decking or flooring.
- 25) At a minimum, provide a Class 2A fire extinguisher during construction at the following locations as required by 2015 Seattle Fire Code 3315:
  - a) At each stairway on all floor levels where combustible materials are stored or used;
  - b) In every storage and construction office shed; and
  - c) Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use flammable and combustible liquids.
- 26) No storage or use of flammable or combustible liquids, torch cutting or welding operations, open flame work, grinding that produces sparks, roofing operations, or use of flammable gas for temporary heating or drying shall be conducted on any construction site without first having obtained a specific permit from the Seattle Fire Department for these hazardous activities.

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This includes demolition work. Please call 206-386-1450 for Fire Department permit information and application.

- 27) Educational facilities and places of assembly having an occupant load of 100 or more are required to develop a Fire Safety and Emergency Plan per 2015 Seattle Fire Code 404. For additional information, please see Fire Department Client Assistance Memo 5051, Fire Safety and Evacuation Plans, at [https://www.seattle.gov/Documents/Departments/Fire/Business/CAM\\_5051\\_Fire\\_Safety\\_and\\_Evacuation\\_Plans.pdf](https://www.seattle.gov/Documents/Departments/Fire/Business/CAM_5051_Fire_Safety_and_Evacuation_Plans.pdf) The Seattle Fire Department does not review or approve such plans; however, the plan shall be maintained on the premises and be made available to Seattle Fire Department personnel upon request.
- 28) Educational occupancies are required to develop shelter-in-place plans per 2015 Seattle Fire Code 404.2.3; this may be combined with and constitute an adjunct to the above required Fire Safety and Emergency Plan. The Seattle Fire Department does not review or approve shelter-in-place plans; however, the plan shall be maintained on the premises and be made available to Seattle Fire Department personnel upon request. The plan must include the specific features outlined in 2015 Seattle Fire Code 404.2.3.2.
- 29) Educational occupancies shall conduct monthly emergency drills as required by 2015 Seattle Fire Code 405.2.1 with the drills in accord with their specific Fire Safety and Emergency Plan.
- 30) A Seattle Fire Department assembly use operational permit is required for this facility for having a place of assembly with an occupant load of 100 or more. The responsible party must apply for the Fire Department assembly permit immediately upon receipt of the Certificate of Occupancy and/or SDCI approval for occupancy. Permits required by the Seattle Fire Code are here: <http://www.seattle.gov/Documents/Departments/Fire/Business/ActivitiesRequiringaSFDPermit.pdf>. To apply, visit: <http://www.seattle.gov/fire/business-services/permits> or contact the Permits Section of the Fire Marshal's Office at [permits@seattle.gov](mailto:permits@seattle.gov)

Seattle Fire Department Administrative Rules and Client Assistance Memos are available at: <http://www.seattle.gov/fire/business-services/fire-code-and-fire-safety-documents> Read only access to the 2015 Seattle Fire Code: <http://www.seattle.gov/dpd/codesrules/codes/fire/>

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